

MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION
350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645

HANDOUT #1
SOUTH VILLAGE MSP
CASE # 2024-023
MEETING DATE: NOVEMBER 7, 2024

RECEIVED
OCT 25 2024
PLATTING

1332B04L006 77
TUOMI REV TR
TUOMI JOHN E TRE TUOMI DEBRA L TRE
PO BOX 3287.
PALMER, AK 99645-3287

NOTIFICATION OF PUBLIC HEARING

The Matanuska-Susitna Borough **Platting Board** will consider the following:

PETITIONER/OWNER: WM CONSTRUCTION, LLC

REQUEST: The request is to bring **South Village Master Plan** back to the Platting Board for modification of the approved Conditions of Approval. The petitioner is proposing a community well until such time that City of Palmer water is available. The property is located east of N. 49th State Street, north of E. Palmer-Wasilla Highway, and directly south of W. Bogard Road(Tax ID # 18N01E36B020); within the NW ¼ Section 36, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **November 07, 2024**, starting at 1:00p.m. We are sending you this notice as required by State Law and Borough Ordinances.

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[] No Objection [X] Objection [] Concern

Name: John Tuomi Address: 10458 E Eminent Domain Palmer

Comments: This man has shown his character at meetings previously. He lost his temper, called people names, and used totally inappropriate language. In this situation he knew city water was being delayed so a well was put in and now he seeks approval. The drain on the water table is a potential tragedy for the Gateway community residents. If wells dry up or negatively affected it will cost the resident not WM. His plan profits him at potential great expense to the rest of us. If the well is allowed WM should be required to put at least one million dollars in a trust that would compensate for well failure of the existing wells. That could be returned only when that well is permanently destroyed and any outstanding claims are settled

Case # 2024-023 MG Note: Vicinity map Located on Reverse Side

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1333B03L004 85
BASSETT ROBT D JR & M A
PO BOX 4674.
PALMER, AK 99645-4674

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[] No Objection [X] Objection [] Concern

Name: ROBERT D BASSETT Address: 2250 N. LAUREL DR. PALMER AK 99645

Comments: - HOW LONG BEFORE PALMER WATER SYSTEM IS WORKING?
- IF 54 HOMES ARE ON ONE WELL, ~~THE~~ WHAT'S THAT GOING
TO DO TO THE WATER LEVEL FOR THE OTHER PROPERTIES
ON WELLS?

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BASSETT ROBT D JR & M A
PO BOX 4674.
PALMER, AK 99645-4674

**HANDOUT #2 PAGE 2 OF 2
SOUTH VILLAGE MSP
CASE # 2024-023
MEETING DATE: NOVEMBER 7, 2024**

NOTIFICATION OF PUBLIC HEARING

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[] No Objection Objection [] Concern

Name: Melanie Bassett Address: 2250 N. Laurel Dr. Palmer, Alaska 99645

Comments: It is my understanding that the above mentioned well has already been drilled, months ago. Also that Palmer utility stopped accepting new applications outside of city limits over a year ago. So do you even have an application in for South Village (once called Bogard colonial) What happens if this community well causes our wells to fail? Are we to buy our water from you or wait on Palmer utilities? This should have already been decided, or was it and this notice is just a play.

Case # 2024-023 MG Note: Vicinity map Located on Reverse Side

leave our water alone.

Matthew Goddard

From: Brent Taylor <akbt64@gmail.com>
Sent: Thursday, October 31, 2024 2:18 PM
To: MSB Platting
Subject: South Village Master Plan

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[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

I am opposed to the request to modify the conditions of approval to allow a community well. The high density housing development was based on using an outside source for water and this request clearly violates this agreement. A well is already in place and has the potential to draw over one quarter of a million gallons per month of water from the aquifer. I am concerned about the impact on private wells the development well will have. No one knows the potential impact this well will have or how long it will take to replenish the aquifer. Also agreeing to this will provide a blank check to the developer to utilize the well as seen fit and to decommission the well on their timeline. Are there any guarantees that this well will not affect already existing wells? The well was drilled on 7/22/24 so why apply for the modification now? It is well known in the valley that before you begin building a house you make sure you have water on site. If Palmer is unable to provide water currently, then the developer should negotiate with the city to deal with the problem and not the local citizenry. The developer could certainly wait until next summer when the water is supposed to be available.

**HANDOUT #3
SOUTH VILLAGE MSP
CASE # 2024-023
MEETING DATE: NOVEMBER 7, 2024**

**MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION**
350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645

**HANDOUT #4
SOUTH VILLAGE MSP
CASE # 2024-023
MEETING DATE: NOVEMBER 7, 2024**

1332B04L002 76
WOOLSEY ROBT & SANDRA JNT REV TR
PO BOX 3161.
PALMER, AK 99645

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NOTIFICATION OF PUBLIC HEARING

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[] No Objection [] Objection [] Concern

Does anyone have a date as to when the water will start getting pumped from the City of Palmer?

Will the community well be capped?

How will this affect our wells and if it does what are our rights?

Maybe the builder should wait to finish his project when he gets word from the City of Palmer that the water is available and can be pumped to his subdivision.

MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION
350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645

RECEIVED
OCT 25 2024
PLATTING

5664B01L015 187
BLOCKER VALERIE C
PO BOX 879202
WASILLA, AK 99687-9202

FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

The Matanuska-Susitna Borough **Platting Board** will consider the following:

PETITIONER/OWNER: KENT LARSEN, STEVEN RADFORD

REQUEST: The request is to create eight parcels from Parcel #1 and Parcel #4, MSB Waiver 82-91-PWm, recorded as 82-142W; and Lot 1, Radford's Retreat, Plat No. 2006-200, to be known as **RIO'S REFUGE**, containing 21.36 acres +/- . The parcel is located directly east of W. Dane Court and W. Stein Drive, south of W. Northern Rose Lane, west of S. Foothills Boulevard, and directly north and west of W. Lone Duck Trail (Tax ID#s 17N02W23D006/D009, 5966000L001); within Section 23, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik Fairview Community Council and Assembly District #5.

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[] No Objection Objection [] Concern

Name: Valerie Blocker Address: 4942 W Northern Rose Lane

Comments: I dont think adding new subdivision in the neighborhood is ~~not~~ necessary
Its a very active moose habitat in those woods. Frequented often. Also the state of the road
is horrible - Phoenix Nothing is being done to improve it. There's also many less desirables
who live on that street and we dont need further issues.
Keep the woods wild.

Case # 2024-107 NH Note: Vicinity map Located on Reverse

HANDOUT # 1
Rio's Refuge
CASE # 2024-107
MEETING DATE: NOVEMBER 7, 2024

**MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION**
350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645

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7125B05L010 41
KLEIN TRUST
7160 E RIPARIAN LOOP
PALMER, AK 99645

NOTIFICATION OF PUBLIC HEARING

The Matanuska-Susitna Borough **Platting Board** will consider the following:

PETITIONER/OWNER: NORTH LIT HOMES, LLC

REQUEST: The request is to modify plat note #3, to exclude Lots 24 & 25, Block 2, and to eliminate the shared septic field easement on Lots 24 & 25, Block 2, **WASILLA CREEK COMMONS PH3**, Plat #2012-63. The property is located west of S. Trunk Road, south and east of E. Palmer Wasilla Highway, and directly south of E. Riparian Loop (Tax ID #7125B02L024 / L025); within the SW ¼ Section 03, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the South Lakes Community Council and in Assembly District #3.

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No Objection Objection Concern

Name: Steven & Teresa Klein Address: 7160 E Riparian Loop

Comments: Shared septic systems have potential for conflict, and we don't support.

Leaving houses vacant is not good for neighborhoods.

Case # 2024-0116 MG

Note: Vicinity map Located on Revers

**HANDOUT #1
WASILLA CRK COMMONS PH 3 (SE)
CASE # 2024-116
MEETING DATE: NOVEMBER 7, 2024**

MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION
350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645

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OCT 30 2024
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7125B05L002 74
BEEBE JOHNATHAN E
POLIS-BEEBE BREEZY R
PO BOX 875700
WASILLA, AK 99687-5700

HANDOUT #2
WASILLA CREEK COMMONS PH 3 (SE)
CASE # 2024-116
MEETING DATE: NOVEMBER 7, 2024

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[] No Objection Objection [] Concern

Name: John: Breezy Beese Address: 229 N. Tiffany Drive

Comments: Builder should have observed codes prior to building the properties. As such, they should be expected to fix the issue so both houses are up to code. Allowing them to modify the code leaves it open for other builders in the Borough to choose to disregard these codes in the future. While we certainly want the houses to sell, they should be required to fix the issue first at their own expense: time. <PH05 lot 1:2>